

SPECIAL REPORT

WARNING: Reading this report could save you time and thousands of dollars!

How You Can Easily Sell Your Home in Days Without Spending a Fortune or Wasting Your Time!!

In this report you'll learn...

- 1. The single most important costly decision** you may not even know.
- 2. The 8 most common mistakes** that nearly all home sellers make. And, How much it costs them.
- 3. How to GUARANTEE with ABSOLUTE certainty**, that you'll sell your house for a fair price.
- 4. The Realtors 'Dirty Little Secret'** And, why no one else is telling you.
- 5. The Shocking Truth...**98% of home sales cost over 10.25% of the sales price in hidden and unnecessary fees. You don't know what you don't know.
- 6. EVERYTHING you need to know** to get the piece of mind you want, while saving yourself time and thousands of dollars selling your house

Now this may surprise you, but I am going to reveal all these closely-guarded information to you right here in this report. No charge. No gimmicks. Just a few minutes of your time.

(Print for easy reading and your record keeping)

SELLING YOUR HOME JUST GOT EASIER!

EZhomebuyers.com



Providing Solutions [↗](#) Acquisitions [↗](#) Renovations

Is This You?



Trying to sell your home could be a Nightmare! But after reading this Special Report, you may very well have a qualified buyer within days. Just who is that buyer? EZhomebuyers. While we can't *promise* to buy your home during the next week, we can tell you we're constantly looking for and buying nice homes like yours from other folks in this area.

People who've never tried to sell a home themselves just don't seem to understand all that's involved: The details, the time, the waiting, the ads that never seem to make the phone ring, having strangers walking through your bedroom. Strangers that feel obligated to pick apart the most trivial features of your interior decorating tastes. Two-faced people, who will smile, nod and act serious, but never call back.

It can be a much bigger hassle than you ever thought possible... in fact, **it can easily turn into your worst nightmare!**

While it can't hurt to list with a Real Estate agent or Broker, by the same token, do they ever seem to have the same "feel" for your home as you do? After all, if you had a computer sitting in your office loaded with hundreds of nice, beautiful houses of all shapes, sizes, and price ranges... what kind of real "selling" would you actually do?

Would you really go all out and work on selling one particular customer's house? Or would you pick out a selection of several houses for your prospective buyers, hoping to land them on one... any one... of the many homes you'd selected?

Come on... you'd go with the numbers. After all, you don't have any personal liability if the seller's house sits an extra week or two... and there's always the next customer. And the next listing. But then, you're no Realtor™, either.



**Even a
Dream Home
can become a
Financial Nightmare.**

That's why more and more folks have gone the "For Sale by Owner" route: you buy your sign, you place your ad, and you show your home. Then, you wait. You call back the lookers and leave messages on their answering machines. Maybe you actually get a live one, and write up an agreement.

Several weeks pass. You start thinking something's going wrong. Financing?! *But it's supposed to be the buyers' job to get a loan, not yours.* Right?!

Can you tell I've been there? Right back on square one, with a beautiful house, priced right, and not a clue on how to make it go away. Looking down the barrel of a deadline to move.

Sometimes the reasons aren't so good at all... bankruptcy, divorce, foreclosure.

Thinking about selling can quickly become wanting to sell... and it's amazing how fast "want to" can become "have to". Whatever the reason, it puts you in a pickle.



Game Plan

What if we were sitting at your dining room table right now, and told you we wanted to buy your house...?

Near the end of this report you can see samples of homes that we recently purchased. Homes like yours, from owners like you. In each situation, the owners wanted out of the house, and wanted their mortgage taken care of. We did exactly that, in *their* time frame. No hassle; no broken promises, no frivolous commissions or wasted closing costs. In the end you receive just the kind of results that you want: The certainty and piece of mind of knowing your home is sold – a fast, fair and friendly home sale.

No sweat on the credit... in fact, we may very well close with all cash. No problem with the non-assumable loan. No problem catching up any payments in arrears. We can probably wrap up the whole thing within 24 hours. Would you perk up a little if that were the case?

We don't know how much you owe, how much it's worth, or any of that. Those details can be handled when we are at your table.



(260) 436-5000
Local call.

What we do know... and what you should know too is this...

If you call us and just give us the facts, we can tell you in minutes *if* and *how* we can buy your house. We can tell you on the spot we can't help, or come out and leave you with one or more offers. Or if you prefer you can fill out a [Property Acquisition Form](#) online.

We buy and sell property. You might say we're investors. With your property, we'll probably structure several options, and let you choose the one that best suits your needs.

The purchase price will be sufficient, we guarantee it. We will immediately take the financial burden of any monthly mortgage payments off your back, and we'll also take care of any fix-ups or maintenance, regardless of how minor or how serious. What's more, *we'll close when you're ready.*

You see, we've found we can make a profit on homes that even real estate agents have passed up... because we personally handle the whole process. When we agree with you to purchase your property... we take it seriously... we treat your house like it's our own.

Your situation literally becomes our own. And, frankly, we don't know how to make it work any other way.

You can get on with your life!

Look, like we said earlier, people sell homes for various reasons. Maybe it's a new job that requires a move, and they don't want to carry double house payments. Maybe it's a company downsizing that creates the problem. It could be bankruptcy or foreclosure... or they could've won the lottery. Perhaps they want to build... they're tired of the same old neighborhood... they need something bigger something smaller. It could be death or divorce... or marriage or birth. Whether you're moving across town or across the US, to a new home or to an apartment, you've got other things to concern you. We'll take care of your home.

Whatever it is, that house has become something to move beyond. To sell, to put behind you, so you can get on with the business of living your life. I'm not a cynical person... this is reality. Granted we don't know your particular reasons for selling, but we do know how to get your house closed as quickly, and as professionally as possible. In fact...



You get immediate relief
from your monthly
obligation to the mortgage
company.



“I can’t believe we closed in 12 days.”
 (Read the whole story in the end of this report)

After we agree on the purchase price, and verify the amount you owe on your mortgage, if the circumstances are right we may pay all cash at the closing. If not, we may work out monthly payments for a period. Whichever way you go ...

You get immediate relief from your monthly obligation to the mortgage company

Please don’t misunderstand or assume that we have to “steal” your home, or that you need a lot of equity for us to be interested. We’ve worked with all kinds of circumstances and have been thoroughly trained to create solutions after so-called “experts” have given up and quit.

Mainly what we can do is take your home over subject to the existing mortgage. Which means, we will be responsible for your payments and maintenance. We will put a tenant/buyer in the home, and help them get financed. At that time, they will be getting the home re-financed in their name.

Unlike working as a Realtor™, we are investors. We agree to make your mortgage payments while we find a buyer for the home. So if it sits empty, we can often times make those payments. Also unlike a Realtor™, there is no listing agreement and no 6-7% selling commission. Additionally, closing costs which are the responsibility of the seller, typically run about 3%. Just add these last two items together and on a \$100,000 home, that cost represents \$10,000. Now add in the typical 3-6 month period that it will take to find the buyer and have them get qualified and finally close on the home and you’ve just made monthly payments on Principal, Interest, Taxes, Insurance, Utilities, Maintenance and Repairs. Remember that if you get a buyer today, it typically takes 45-60 days for them to get financing. Guess who would pay for your home during that period? **You would!!**. That’s 2 more payments you would have to make, and that’s **if** you had a buyer today. What if it takes 6 months?

QUESTION: If you can save time and money – would you have a problem with an ‘unconventional’ sale?

Closing Statement	
Commission	\$
Appraisal Fee	\$
Title Policy	\$
Deed Prep.	\$
Credit Report	\$
Closing Fee	\$
Recording Fee	\$
Termite Insp.	\$
Survey	\$
Real Estate Taxes	\$
Escrow Exchange	\$
Home Inspection	\$
Insurance Escrow	\$

The REAL World

for Sellers using the

Traditional Selling Process:

- ④ It takes 6 months on average to sell and close on your house while you continue to pay the house loan, principal, interest, taxes, and insurance.
- ④ The average selling price is 97% of your listed price for a home ready to market and priced correctly.
- ④ The average commission is 6% to 7% of the sales price.
- ④ The seller normally pays closing costs, an average of 3% of the sale price.
- ④ Other costs such as survey, maintenance, repairs and nuisance should also be considered. And just as many hoops for a hopeful buyer to jump through.

National Averages according to the National Association of Realtors (NAR)

Why Should You Follow Conventional Wisdom When You Want To Sell Now?

EZhomebuyers.com

*The “Dirty Little Secret” the Realtor®
Doesn’t Want YOU To Know!*

Traditional NATIONAL AVERAGES to sell your house:

Listing Price:	\$175,000	
Selling Price:	\$169,750	(3% below)
Commission:	\$11,882	(7% average)
Closing Costs:	\$5,092	(3% average)
Other Costs:	\$8,487	(5% average)
Net Sale:	\$144,289	
Cost to Sell:	\$30,711	(18% TOTAL)
Net Days on Market:	91 days	

National Averages according to the National Association of Realtors (NAR)

[Download your own cost-to-sell worksheet to figure your own cost breakdown](#)

We Make it EZ



“I was pleased you gave me an offer the same day.”
(Read the whole story after Report)

If we can save you time and thousands of dollars by selling your house to us – Would you have a problem with an ‘unconventional’ sale?

The main solutions we can offer is speed and Peace of Mind. Sometimes the hardest aspect of having to move is actually having your home up for sale and your life in limbo. You’ve heard the saying “Sometimes the not-knowing is the hardest part!” When you approve the paperwork with us, you will know that your payments and home are taken care of so you can start over and have that peace of mind.

We can take care of all the paperwork in about a week. And then set a date when you can move out and we will take over the home after that.

We will make payments on your loan while our tenant/buyer builds equity and finds their own financing.

The best part is, your loan doesn’t even have to be assumable for this to work! Our program works, regardless of the type of loan – assumable, non-assumable, assumable with qualifying, FHA, VA, Conventional.

We take care of your monthly payments, take on all responsibility for the maintenance and upkeep of your property, and **liquidate your asset, before it becomes a liability!** Now seriously, does it get better than that? As we stated before, our program can work in any situation.

We do make it as easy as possible. With all of the honesty, integrity and professionalism you expect.



The best part is, your loan doesn’t even have to be assumable for this to work!

Benefits to Sellers



Why is our EZhomebuyers program so successful?

Because of our benefits.



So let's look at the benefits of this program. Maybe not all these points apply to you, but most should. The benefits are:

- ✓ **Rapid, flexible sale of your home** – You select the date that you want to move out. We can complete our transaction in days!
- ✓ **Certainty of Sale** – Avoid the disappointment of 'selling' your home, waiting 45 days for buyer to qualify and then finding out the deal fell through for any number of reasons. Then the process starts all over again, but the pressure is really on you now.
- ✓ **Thwart Unwanted Sales Commissions** – No need to pay extra sales fees of 6-7% .
- ✓ **Get Quick Relief from Mortgage Payments** – Compare that with a Home Listing that can go on forever while you make payments!
- ✓ **Avoid Expensive Closing Costs** – Prevent the unnecessary costs of paying for FHA fees, Surveys, Deed Preparation, Courier Fees, Recording Fees, Title Company charges, etc...
- ✓ **Prevent a Lengthy Listing** – dodge the uncertainty of a drawn-out listing contract. We provide a Sales and Purchase Agreement; remember we are **BUYING** your home.
- ✓ **Eliminate Time Consuming Showings** – You won't have to show your home anymore. No more keeping the house spotless; getting lost for hours while strangers walk through your house, looking in every nook and cranny.

Need more reasons, then just read on. Not everyone wants to know all the details of how we work, but just in case you're interested, we'll tell you exactly what we do.

Benefits to Buyers

Yes, you are the Sellers, but just in case you wanted to know why our program is so successful, we're including the benefits for Tenant/Buyers we install in the houses we buy.

Nearly 40% of people who want to buy a home have trouble qualifying for Class A conventional mortgages.

- ④ They build up equity in the home while you improving credit rating.
- ④ They can build up you base income.
- ④ They benefit from price appreciation.
- ④ We fix the price of the home to give them a goal point.
- ④ They get a better mortgage than the one that you qualify for now.

These are a few of the benefits for home buyers who want their home now, but know that their financial profile will be much better in the near future. Our Program lets these people make payments on a fine home and then when they have improved their equity, credit or financial profile, they can qualify for the type of mortgage that they want. This makes it possible for nearly 40% of the people who have trouble qualifying for Class A mortgages. And, our program makes SELLING your home just as easy.

So, if you want to sell – it's as EZ as 1-2-3



EZ AS 1-2-3

It begins with a Phone Call

1 First Visit: Gather Data



Usually we begin with a phone call to find out some preliminary information concerning the property, desirability of the home, mortgage information and seller timing and motivation.

Next, we meet in your home and review your paperwork. In preparation for this meeting, we usually have performed a competitive market analysis to determine the approximate value of the home. At this meeting we explain the required documentation, such as Warranty Deed, Sales and Purchase Agreement, Power of Attorney, Disclosure Statements, Notices to the Lender and Insurance Company. We leave samples of all documents that will be signed so that you may review them with whomever you choose.

While we're in your home, you can show us any repairs or cosmetic improvements that need attending. We agree on a schedule for signing documents and for change of possession. We can be very flexible on our date of possession, but once we set the date, we want to be sure that the home will be available for cleaning/painting crews, as well as initiation of our advertising.

After this meeting, we run a title search to be sure that there are no encumbrances that would cloud the title when we next meet. This search takes about two days, but provides us both with the certainty of the ownership, status of the liens (mortgages and promissory notes), and gives us the exact legal description for creating a Warranty Deed.

2 Second Visit: Sign Forms

At our next meeting, we sign all the forms; you get one copy of each document for your records.

3 Final Meeting: Your Moving Day!!

Our last meeting is when your moving vans are loading your possessions. At this brief meeting, we ask that you give us the garage door openers, keys and a list of all the utility companies. We will contact them to switch payment of the services.

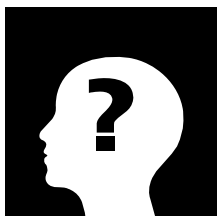
You will probably not hear from us for sometime after we take possession of your home. We transfer the utilities and notify the insurance company and lenders. When our tenant/buyer exercises their option, we pay off your mortgage (using the Power of Attorney documents) and notify you that your mortgage has been satisfied.



Frequently Asked Questions



“The same day [he] looked at the house; presented an offer and closed 5 days later!”
(Full story after Report)



But What About...

We're sure that you have questions. Here are a few of the more commonly asked questions, with answers.

WHAT IF THE TENANT/BUYER TEARS UP MY HOME?

There's no way we can guarantee you our tenant won't damage your home since we won't be living with them. But under our agreement, if that happened, *we would repair it at our expense*. Our objective is to find a buyer who will eventually qualify for a loan, and not a 'tenant'. Damages are rarely a problem. Again, if it happens, we'll fix it as per our written agreement.

WHEN WILL YOU SELL THE HOME?

We can't give you an exact time. It will be up to the tenant/buyer to make that decision within the time frame they have. We can tell you we get paid when they buy, so obviously we'll be pushing them to do so ... quickly! In the meantime, *your payments will be made, which relieves you of the financial burden*.

HOW DO I KNOW I CAN TRUST YOU?

We can understand your concern. We'll meet face-to-face after you call. You'll find we don't make empty promises ... We shoot straight and we know this business. We believe we can create a solution that will work for both of us. If not, or if you're not comfortable after we meet, we'll shake hands and go our separate ways. Honestly, we view our business relationship more personally than just handling a house ... We want you to be confident, and able to sleep well every night without worrying about your home or your payments. In fact, we wouldn't enter an agreement with anyone if we weren't confident in that person ... and we don't expect any less from you. We're willing to devote our time and resources to your house, but only if you feel comfortable with that arrangement.

WHAT IF THE PERSON WE PUT IN THE HOUSE DOES NOT PAY?

Remember that that is our problem. If they don't pay, we still will per our agreement with you. It's not your job to collect rent or evict when they don't pay. It's our job- so we won't bother will it when it happens. Think of us as your free property management company.



“We closed in 1 day! I work for a title company – even I was shocked!”

(Read more later)

HOW DO I KNOW YOU’LL MAKE MY MORTGAGE PAYMENTS?

Why would we not make the payments? We don’t make any money until we get the home re-financed into the next person’s name. That would be like working all week and not going to pick up our paycheck on Friday.

We can pay you directly and let you forward it to the mortgage company yourself. Or, we can set up a third party escrow company to collect from us and pay it for you. You can also choose for us to pay your lender directly. This is the most common technique. We handle all the paperwork. If we didn’t pay, the lender would immediately notify you. So you’re always on top, whichever method you choose. Remember that making the house payment is our problem, we bought your home subject to your mortgage.

Also remember that any increases in taxes, insurance or homeowner’s dues are our responsibility.

WHAT IF I WANT TO PURCHASE ANOTHER HOME?

We will give you a contract showing the payments are being made by us, so it will be a ‘wash’. Example: \$700 home payment on the mortgage, offset by \$700 income from contract. We’ll free up your debt ratio so you can qualify immediately. Be sure and let us know if those are your intentions.

WHY DON’T I JUST LIST WITH A REALTOR?

That’s certainly an option, but obviously a Realtor™ won’t make your payment for you while they’re attempting to sell your house. We’re willing to make your payment **and** maintain it until our tenant/buyer gets their own financing. We’ll give it our personal attention, so you can forget about it.

DO YOU OFFER ANY GUARANTEES?

Absolutely. The best guarantee in the real estate industry, called “Its EZ or its FREE”. I have attached the entire Risk Free Guarantee at the end of this Report.

No one report can answer all questions. If you have other questions just call us at (260) 436-5000. Or go online to [our Contact Desk](#)

Story from our customer:



“You are a blessing.”
Learn why after Report

This couple called us and sold their home within 3 days. Tom and Rachael Kubas had only been married for 2 years when Jon got a fantastic job offer in Iowa. He could hardly wait to move back to where he met Rachael and advance his career. Their current home was just 13 months old. Home prices in the area were about the same as what they originally paid for their home, and their mortgage balance was still within \$300 of what they paid for their home. The builder had provided a special program that in effect gave them 100% financing (meaning no equity!). Their 3 bedroom, 2 full bath dream home was a millstone, holding them back from quickly moving ‘back home’ to that new job.

You see all these folks wanted was to get out from under the liability of trying to sell their home. After contacting Realtors™ and Property Managers, EZhomebuyers was selected. Our deal was struck within 3 days, and they moved to Iowa in 2 weeks. EZhomebuyers makes all the house payments, is responsible for all the house maintenance and Rachael and Jon are on with their life. No blemishes to their credit and looking forward to a life without the burden of their previous home.

For more real life stories read Testimonials from other satisfied clients [click here](#)



Homes Like Yours; People Like You



You see, in this business you develop files on qualified buyers looking for houses. They all have their own criteria as far as monthly payments they're looking for, down payment they have, how many bedrooms and bathrooms, etc. So we simply began calling some prospective clients, knowing that this house met their criteria. The third couple we called wanted to see it right away, so we met them at the house that afternoon.

The next day they called us, wanted the house, and we met at the house the next afternoon to sign the papers. It was that quick and easy! We immediately began the process of walking them through the details required for the acquisition of the home under our program. We make our profit on these situations when the tenant/buyer gets their own loan, so we aggressively look for qualified buyers.



This program worked for the new tenant/buyers and the Kubas'. No, we can't promise you we can do the same for you. Frankly, depending on the type of home and season, it usually takes longer than a couple of weeks.

But remember, buying homes subject to the existing mortgage is only one of many tools in our "arsenal". There's just no way in a single Report we could possibly answer every question and every need you may have ... Consider this an overview. If it strikes a nerve,... if you find you're in a position with your home that doesn't seem to be going anywhere, one where you think we could possibly help solve, call us today. Our phone number is printed at the end of the Report.



If by chance we can't do business, that's OK. But we honestly believe you'll be pleasantly surprised when you call ... We specialize in solutions! By calling, you give us the chance to be your solution. We urge you to let us try. You can even submit your info online [click here](#)

What do we do now?

We know that this is a lot of information to digest at one time, but if you're still with us at this point, chances are you're interested in doing whatever it takes to

GET YOUR HOME SOLD QUICKLY!

We'll be in touch with you in the next few days. If you're ready to act now or have some immediate questions, you don't have to wait for our call.... You can contact us right away on our cell phone (260) 436-5000

Just remember:

I don't want to list your home;

I want to buy it

If you want an alternative to the stale, conventional and costly ways of selling your home, pick up the phone and call us now! You have everything to gain and nothing to lose!

As we said before, if we can't do business, that's OK. We buy lots of homes and we don't have to have this home. We get calls from tenant/buyers every day and we're always looking for homes for them. Homes just like yours.

Just remember that we don't want to list your home, we want to buy it. We specialize in buying homes quickly. We urge you to let us try. You have nothing to lose.

Finally – We don't know how many months you've been trying to sell your home (or thinking about selling) but every month you wait is costing you unnecessary expenses... eating up the precious income you work so hard to earn. Your home is an asset... sell it as an asset. Don't let it become a liability, a burden, and the proverbial "monkey on your back". **Even a Dream Home can become a Financial Nightmare.** There's a real good chance that we can help... contact us today. Doing so will give you more answers. Answers that you need. Don't procrastinate... Contact us today!!

Our number is (260) 436-5000 or our [online contact desk](#)



Better Than Risk-Free Guarantee

It's EZ or it's Free!



Dear Valued Client,

We are taking away any risk you may have. Because closing a transaction on a house is one the complex most strenuous times during the buying and selling process. There is an entire fleet of people to orchestrate and massive documents to be prepared. Just imagine the scheduling conflicts, questions and concerns about appraisals, time frames for loan locks, and details so small they can easy slip through the cracks and turn up later as enormous problems that no one is willing to take the blame for (ask me how I know).

These details stop closings dead in its tracks and adds extra costs to YOU. A small detail left unnoticed could result in higher interest rates or added closing costs, more frustration, and even the transaction itself falling through. We have been there. And we have vowed never to put ourselves or clients in that position.

We are so convinced that we have cracked the code on creative buying and selling we are ready to do the unheard of...We are prepared to put our money where our mouth is with this pledge you:

***“If ours is not thee most easiest closing you have ever been to,
we will pay your closing costs!”***

Having said all that we will make you this deal –If we do not make your closing a pure cakewalk; to the extent you leave the closing table with a smile on your face, we will pay your closing costs!!! It’s our way of showing you how far we will go to demonstrate our total, passionate commitment to your satisfaction.

Our Company Policy is simple: It's EZ or it's Free!



PRINT AND KEEP FOR YOUR RECORDS

EZhomebuyers.com

Company Information:

⤴ **Tax Accounting**

Cadick, Williams, McAllister, Ford, PC
Daniel Kittell, CPA ph (800) 838-1730
dkittell@cwmcf.com

⤴ **Legal Counsel**

Hofer and Davis, LP, Alan K. Hofer
203 West Wayne Suite 315 ph (260) 422-9922
akhofer@aol.com

⤴ **Corporate Banking**

STAR Bank 5513 Illinois Rd. 46804
ph (260) 467-5580

⤴ **Indiana Secretary of State**

ph (317) 232-6531
Investate, LLC, EIN 32-0103289